

Blue Hill Design Guidelines: General Guidance for Design Alternatives

Project Name: PARK APARTMENTS

Design Guidelines listed below provide specific guidance related to one of the Design Alternatives requested by the applicant.

Guideline		Page	Applicable Code Ref.*	Applicability	Meets Guideline?	Notes
PUBLIC RIGHT-OF-WAY						
Public Streetscape Character						
2.10	Adjusting the spacing of street trees may be considered. a. Adjust the spacing of trees or other landscape elements to avoid conflict conflicts with fire access, utility locations or sight lines. b. However, the net number of trees or amount of planting areas that would have been installed should be maintained. These may be located elsewhere in the street frontage.	30	2.5	Street trees along streets used for fire access	☐	

Design Guidelines listed below represent good design practice, but cannot be considered requirements based on the current framework of the Form-Based Code (may only be suitable in certain contexts, may limit the opportunity to achieve other community benefits, and/or may not have a legal basis for making a requirement). When an applicant is seeking a Design Alternative, the CDC may encourage them to meet guidelines on this list so that the project still satisfies the intent of the Blue Hill District, even with variation(s) to Code standards.

Guideline		Page	Applicable Code Ref.*	Criteria for Applicability	Meets Guideline?	Notes
PUBLIC RIGHT-OF-WAY						
The Public Realm						
2.2	Promote “greenness” throughout the Blue Hill District.	24	4.2	Widely applicable	☐	

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Guideline		Page	Applicable Code Ref.*	Criteria for Applicability	Meets Guideline?	Notes
View from the Public Right-of-Way						
2.3	Enhance views from the public right-of-way to natural features and landmarks.	26		Landmarks or prominent natural features nearby	☐	
2.4	Define the corner of a property at a key intersection with a distinctive design element.	26	2.7.I.3	Corner lots with use of Iconic features/ Primary entrance/ Public art	☐	
Public Streetscape Character						
2.6	Use landscape materials to enhance the “green” experience in the public right-of-way.	28	4.2.D	Widely applicable	☐	
2.8	Integrate an “urban” approach to landscaping.	29	4.2	Widely applicable	☐	
2.9 (a)	“Fingers” of green should be developed to connect internal pathways to greenways throughout the Blue Hill District.	29	4.2	Booker Creek corridor and other natural corridors	☐	
Public Art						
2.19	Incorporating public art in a project is encouraged.	33		Widely applicable	☐	
2.20	Locate public art strategically.	33		Widely applicable	☐	
2.21	Design considerations for public art.	33		Widely applicable	☐	
SITE DESIGN						
Connectivity						
3.11 (d)	Design a building pass-through to be inviting and in proportion to its associated building. Provide variation in massing to create visual interest.	43	2.7.S	Pass-through for Building 1	☐	

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Guideline		Page	Applicable Code Ref.*	Criteria for Applicability	Meets Guideline?	Notes
3.12 (b)(d)	Align a building pass-through to frame a clear view of an outdoor amenity space and buildings beyond. Incorporate lighting in the design of a pass-through that is visually interesting and creative.	43	2.7.S	Pass-through for Building 1	☐	
Outdoor Amenity Space						
3.17	Locate an outdoor amenity space to provide a focal point on a site.	52	2.7.F.4.i	Widely applicable	☐	
3.18 (b-d)	Orient an outdoor amenity space to link with other cultural resources, natural features or greenways and to extend existing view corridors. Orient an outdoor amenity space to views of active spaces or architectural landmarks to provide visual interest. Consider locating outdoor amenity spaces along active pedestrian circulation paths such as a greenway, as opposed to the interior of a property.	52	2.7.F.4.i	Widely applicable	☐	
3.24	Promote a “green” experience in all outdoor amenity spaces.	54	1.2.A	Widely applicable	☐	
3.27	Design outdoor amenity space to incorporate Low Impact Development (LID) principles for stormwater management.	55	4.2.B	Widely applicable	☐	
Surface Parking						
3.34	Design a surface parking lot for sustainability by incorporating one or more of the following features.	59	1.2.A	Phase 1B parking lot	☐	
Structured Parking						
3.39	Design a parking structure to promote sustainability.	63	1.2.A	Bldg 1 parking deck	☐	
3.40	Design a parking structure to be adaptable for future non-vehicular uses.	63			☐	
Landscape Design						
3.41 (a)	Include existing vegetation as part of a landscape design scheme when feasible.	64	1.2.A	Widely applicable	☐	

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Working with Topography						
3.48 (b)(c)	Design a site to integrate with existing topography. Use a series of landscaped terraces or stepped walls where a taller cut or change in grade is necessary. Incorporate an existing topographic landform as a natural or open space amenity.	66	2.3; 2.4	Widely applicable for challenging grades	☐	
3.49	Design parking lots to take advantage of changes in topography.	66	4.2.G	Phase 1B parking lot	☐	
3.51 (b)	Design a building to step with the existing topography of a site. “Terrace” a building into a hillside to minimize site disturbance and create private outdoor spaces and site features.	66	4.2.E.2	Widely applicable for buildings with challenging grades	☐	
3.53	Step outdoor amenity spaces to follow changes in topography.	67	2.7.F	Widely applicable	☐	
Sensitive Site Design Transitions						
3.69 (b)(d)	Avoid orienting the rear of a building toward an adjacent residential neighborhood. Do not locate a mechanical or service area directly adjacent to a residential neighborhood.	77	4.2.E; 4.2.H	Area south of Elliott Rd abutting District boundary	☐	
3.73	Design a landscape buffer area to include shared amenities.	80	1.2.H; 4.2.H	Buffer along the District boundary	☐	
BUILDING DESIGN						BUILDING PROPOSED
Energy Efficiency and Building Performance						
4.3	Utilize sustainable building design solutions throughout the Blue Hill District.	85	1.2.A	Widely applicable	☐	
4.4	Design with energy efficiency and use of renewable energy as top priorities.	85	1.2.A	Widely applicable	☐	
4.5	Locate a new building, or an addition, to take advantage of micro-climatic opportunities for energy conservation.	86	2.7.L	Widely applicable	☐	
4.7	Maximize solar access for all properties.	86	2.7.L	Widely applicable	☐	

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Environmental Performance in Building Elements						
4.8	Use sustainable building materials whenever possible.	87	2.7.R	Widely applicable	☐	
4.9	Incorporate building elements that allow for natural environmental control.	87	1.2.A	Widely applicable	☐	
Building Mass and Scale						
4.11	Provide variation in building heights.	89	2.7.T	Bldg 1 (>3 stories)	☐	
4.18	Vary cornice lines to create visual interest.	92	2.7.T	Bldg 1 and Bldg 4 (long facades)	☐	
4.19	Create a sense of visual interest by using a variety of roof heights along the street.	93	2.7.T	Widely applicable	☐	
Architectural Features (Design Elements)						
4.22 (a)	Design a building facade to enhance community image. Incorporate design features that add depth and detail, such as deep roof eaves and changes in the facade plane that create patterns of light and shadow.	97	2.6	Widely applicable	☐	
4.27 (b)	Design the main entrance to be clearly identifiable. Use variation in building mass and height to highlight a main entrance.	101	2.7.T	Widely applicable	☐	
4.30	Use an iconic design feature to foster a unique sense of place.	102	2.7.L	Widely applicable	☐	

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General Notes

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